



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
TISHAURA O. JONES, MAYOR

CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY, NOVEMBER 20, 2023 — 4:00 P.M.
1520 MARKET ST, SUITE 2000, ST. LOUIS, MO 63103
www.stlouis-mo.gov/cultural-resources

The Preservation Board meeting will be held both **in person and virtually**. Members of the public may participate via Zoom. However, if you choose to participate virtually, please note that we cannot guarantee the reliability of that system. Therefore, those wishing to be assured the opportunity to speak before the Board may prefer to attend the meeting in person. It will be held in a large room, with masks available, and every effort made to practice social distancing.

The meeting will be virtually accessible through this Zoom link:

<https://stlouis-mo-gov.zoom.us/j/88135149932?pwd=K0ZCbzJDV29vcnFhTXExTHkwRnJhZz09>

Meeting ID: 881 3514 9932 Passcode: 728173

OLD BUSINESS

Approval of October 23, 2023 Preservation Board minutes.

PRELIMINARY REVIEW:	JURISDICTION:	PROJECT:	PAGE:
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A.

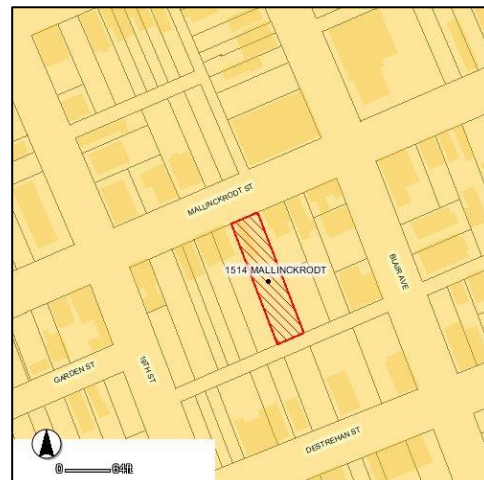
DATE: November 20, 2023
ADDRESS: 1514 Mallinckrodt Street
ITEM: Construct 2-story single-family building
JURISDICTION: Hyde Park Certified Local Historic District
NEIGHBORHOOD: Hyde Park
WARD: 14
OWNER: Habitat for Humanity
ARCHITECT: Joshua Smith
STAFF: Bob Bettis



1514 MALLINCKRODT STREET

RECOMMENDATION:

That the Preservation Board grant Preliminary Approval to the project with the condition that final drawings, details and exterior materials be reviewed and approved by the Cultural Resources Office.



THE PROJECT:

1514 Mallinckrodt Street is within the boundaries of the Hyde Park Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over new construction. The project proposes construction of a 2-story, single-family house on a vacant parcel in the center of the block between Blair and N. 19th Street. The building previously on the site was demolished in 2021.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57484 Hyde Park Certified Local Historic District:

I. RESIDENTIAL (PROPOSED "B" AND "C" ZONING DISTRICTS)

A. Use:

A building or premises shall be utilized only for the use permitted in the zoning district within which the building or premises is located.

Complies.

B. Structures: (New construction or alterations to existing structures)

1. Location

New or moved structures shall be positioned on their lot so as to continue the existing pattern on the block with respect to front yards, side yards, rear yards, etc.

Complies. The side yards of the building are slightly wider than those of the rest of the block. However, the proposed side yards closely reflect the side yards of the building previously on the site.

2. Height (scale, size and proportion).

Maintaining the scale and proportion of all buildings in Hyde Park is very important. All new construction should complement and respect existing buildings.

- 1) New residential structures shall be within 15% of the average height of the nearest existing buildings on the block in which it is built.
- 2) New apartments or row houses shall be designed in such a manner as to give the impression of single attached units rather than of one large structure
- 3) The first-floor elevation of new residential structures shall approximate the first-floor elevation of the house(s) on either side of it.

Complies. The block has a mix of 1, 1-½, 2, and 2-½-story buildings. The proposed 2-story building is appropriately scaled for the block face. The first-floor level of the proposed building would closely align with the adjacent houses.

3. Exterior Materials.

The texture and color of basic building materials give continuity to Hyde Park and future construction should utilize these same materials wherever possible. Exterior

materials shall be stone, brick (red to match in most cases), stucco, terra cotta, wood, (only on bays, dormers, porches and other architectural features and garages and similar accessory buildings), and concrete (only on foundation walls not facing a street.) Mortar shall be of a color similar to buildings on either side. Color finished aluminum of appropriate gauge may be used to replace siding on existing frame structures in Hyde Park area....

Complies. The front façade and east and west returns would be red brick. The remaining siding on the sides and rear would be a color that matches the red brick. Hardie-board (or equivalent) siding in a color that matches the brick would be used on the sides of the building.

4. Roof Materials (and roof shape).

Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Where asphalt shingles are used it is suggested that colors shall be black or dark green. Bright colored asphalt shingles are not acceptable. Any commonly used roof materials may be utilized where the roof is not visible from the street. Any new construction shall be compatible to the nearest existing buildings in regards to roof shape.

Complies. The block has a mix of roof shapes including flat, mansard, side and front gabled. Flat roof buildings are common within the Hyde Park Neighborhood.

5. Details.

Architectural details on new construction need not imitate details on existing buildings but should always be compatible. Architectural details on existing buildings shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. New and replacement window frames and door frames shall be limited to wood or color finished aluminum. A color code of white, dark green, gray, or wood tones shall be followed. Raw or unfinished aluminum is not acceptable. Windows and doors on new construction shall be similar to adjacent buildings. raw or unfinished aluminum shall not be acceptable. Windows and doors in existing structures shall be maintained in the same size and shape as the original openings.

Storm doors and windows, if used, shall be of wood or color finished aluminum. A color code of white, dark green, gray or wood tones is suggested. Raw or unfinished aluminum shall not be acceptable.

New gutters and downspouts on all structures shall be of copper, or color finished aluminum or other acceptable color coordinated material. A color code of dark green, black, or brick red is suggested. Color shall be coordinated with structure involved.

Complies. Proposed details are compatible with the adjacent buildings.

Fenestration size is derived from an average of windows of buildings on the street.

6. Walls, Fences and Enclosures.

New walls (free standing or retaining) shall be faced with brick (red) stone (white) or stucco. Existing walls shall be kept in repair of existing material. Fences shall be either privacy, security or ornamental. Material for fences shall be cast iron or wood when visible from the street. Wooden fences shall be a maximum of five feet.

Not Applicable. No fence is currently being proposed.

7. Landscaping.

Small flower gardens in front or rear yards are encouraged wherever possible. Installation of street trees by request to the City is encouraged. If a lawn area exists between the side walk and street curb, this area should either be planted with ground cover or paved with brick or cobblestones.

Complies.

8. Street Furniture and Utilities.

Where possible, all new utility lines shall be underground or enter above ground from rear of property. All free-standing light standards or fixtures attached to a structure shall be of a design which is compatible with lighting throughout Hyde Park. The design and location of all items of street furniture shall be compatible with the area.

Complies. New gas meters would be situated away from the front façade.

9. Drives and Parking (Paving or ground cover materials)

Off-street parking at the rear of residential property shall be provided if at all possible. Drives shall be constructed of brick, granite pavers, Portland cement concrete or asphalt concrete.

Complies. The parking would be accessed from the alley.

10. Walks.

All public walks shall conform to existing walks on the block. Private walks may be located in any appropriate place. They shall be constructed of stone, red brick, or concrete. Asphalt concrete or crushed rock shall not be acceptable.

Complies. Any replacement paving along the sidewalk would be a matching exposed aggregate.

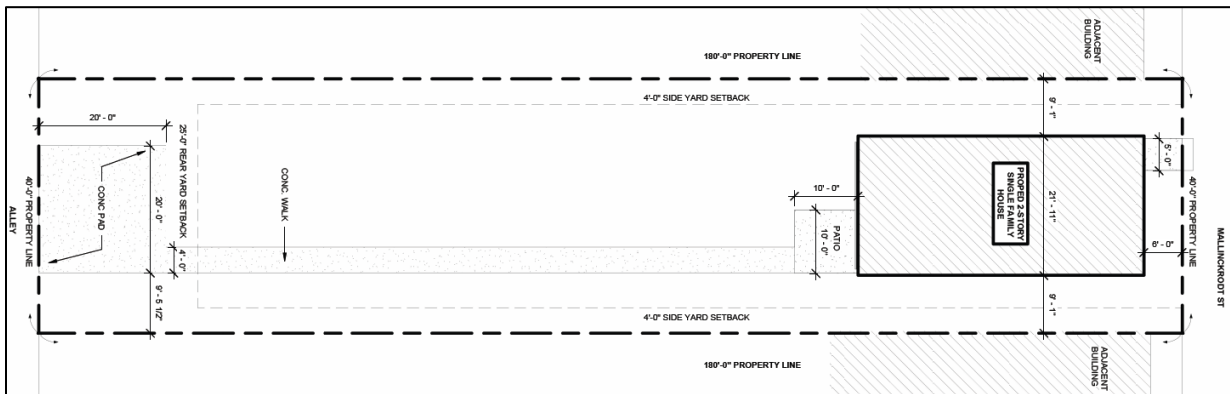
PRELIMINARY FINDINGS & CONCLUSION:

The Cultural Resources Office's consideration of the Hyde Park Certified Local Historic District Standards and specific criteria for new construction led to these preliminary findings:

- 1514 Mallinckrodt Street is located in the Hyde Park Certified Local Historic District.
- The proposed design appears to comply with the Hyde Park Standards for New Construction.
- The Hyde Park Neighborhood Association is in support of the project.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval for the construction of a single-family house at 1514

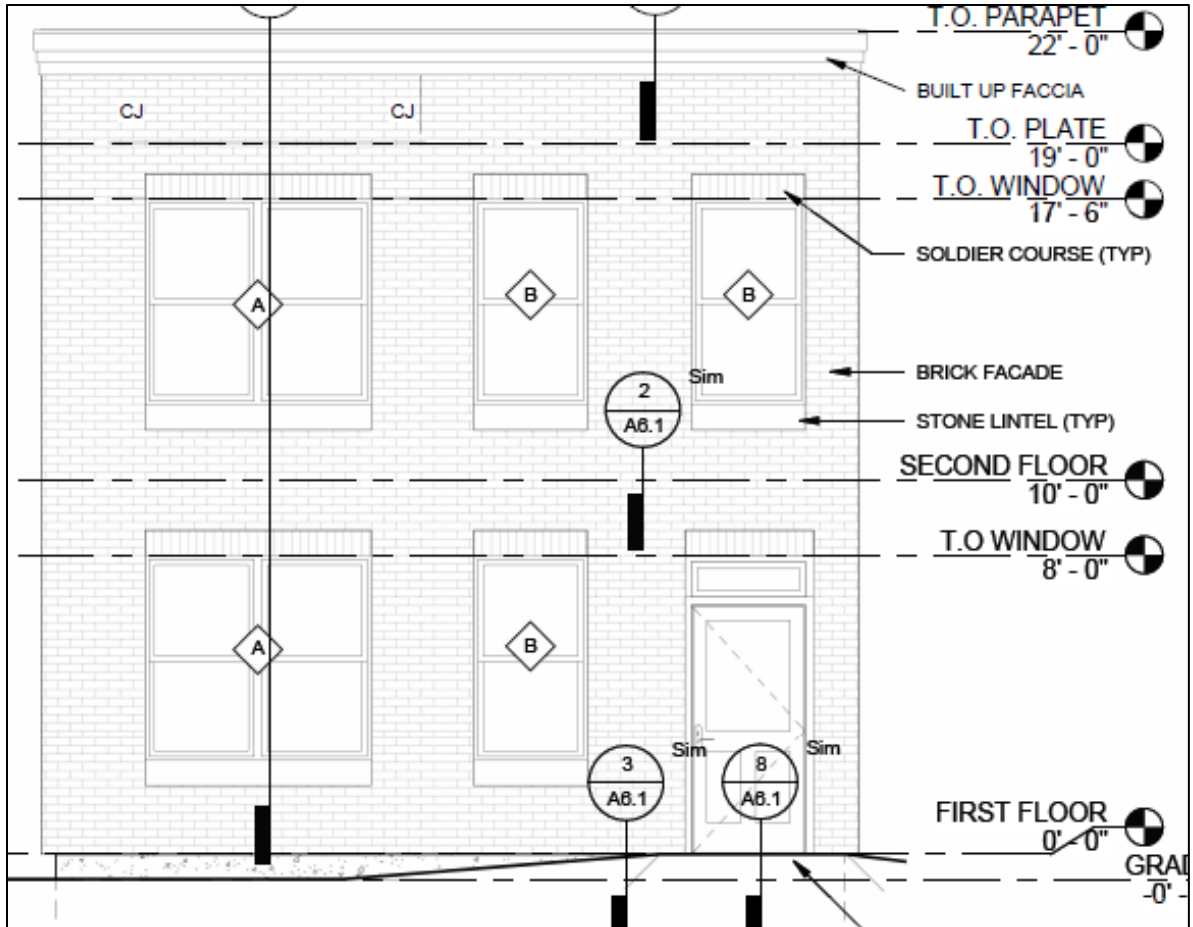
Mallinckrodt Street with the condition that final drawings, details and exterior materials be reviewed and approved by the Cultural Resources Office.



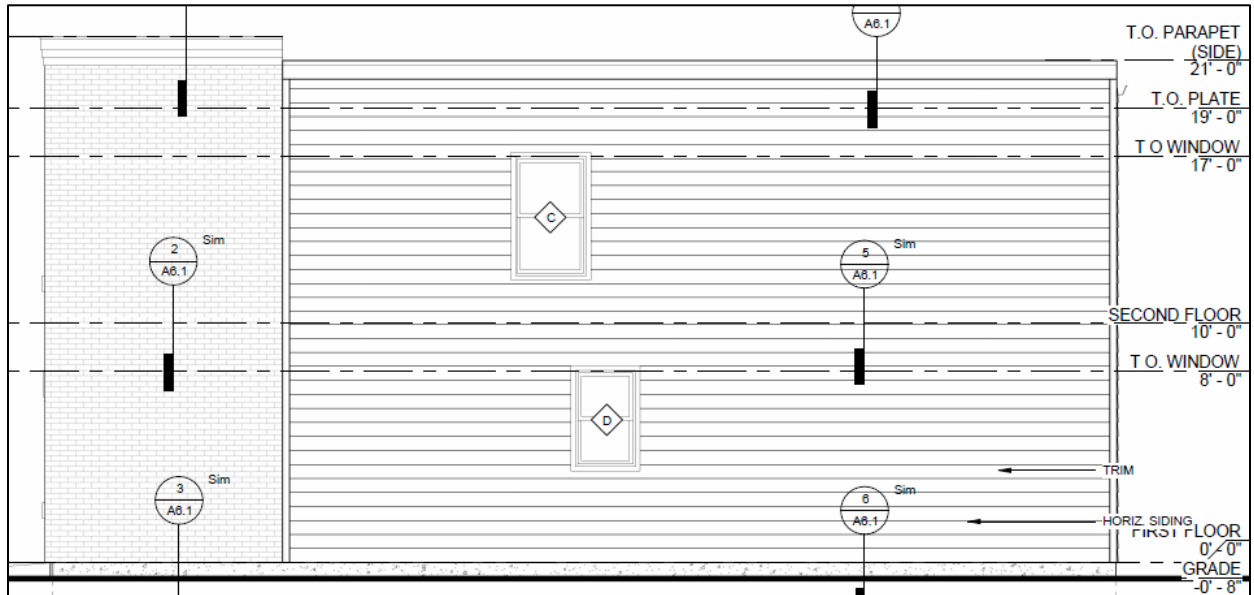
PROPOSED SITE PLAN



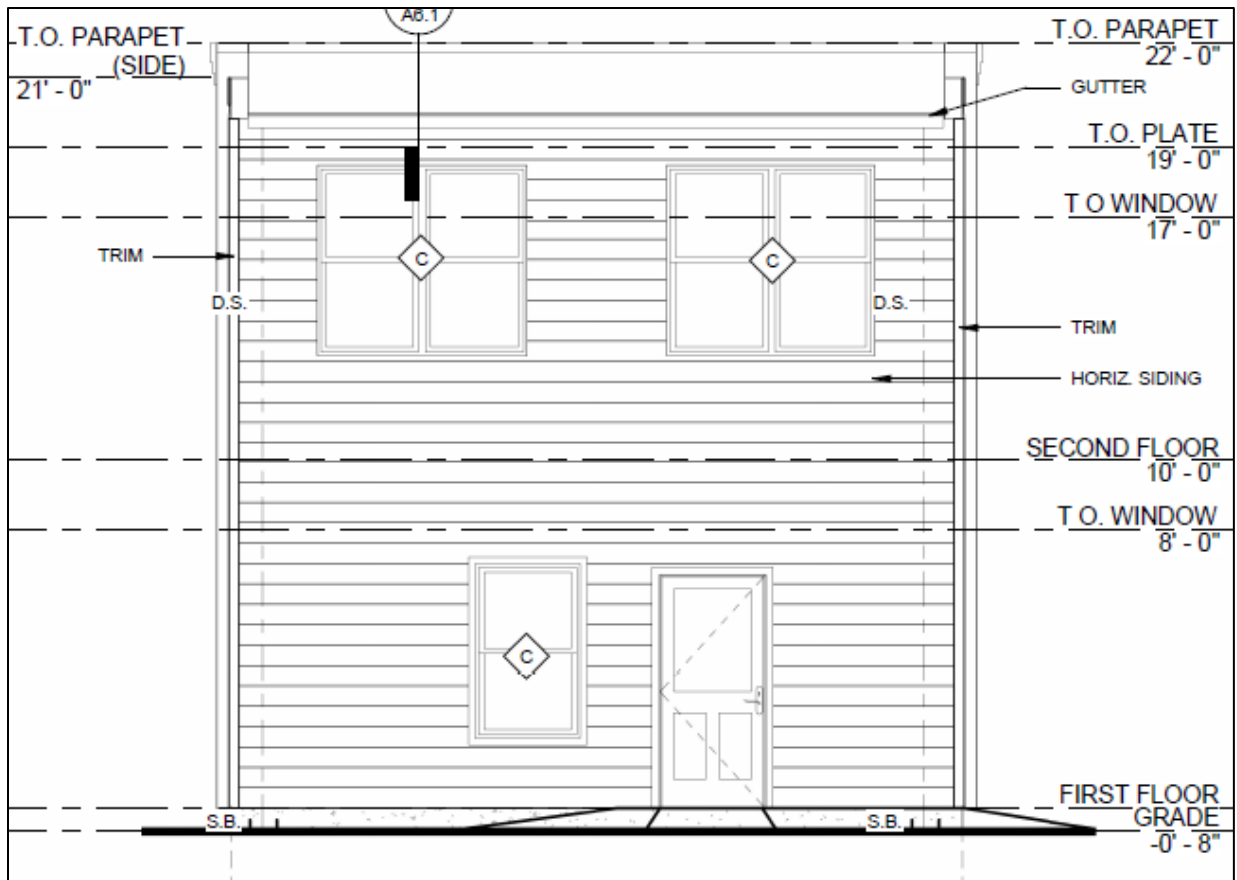
PROPOSED STREETScape



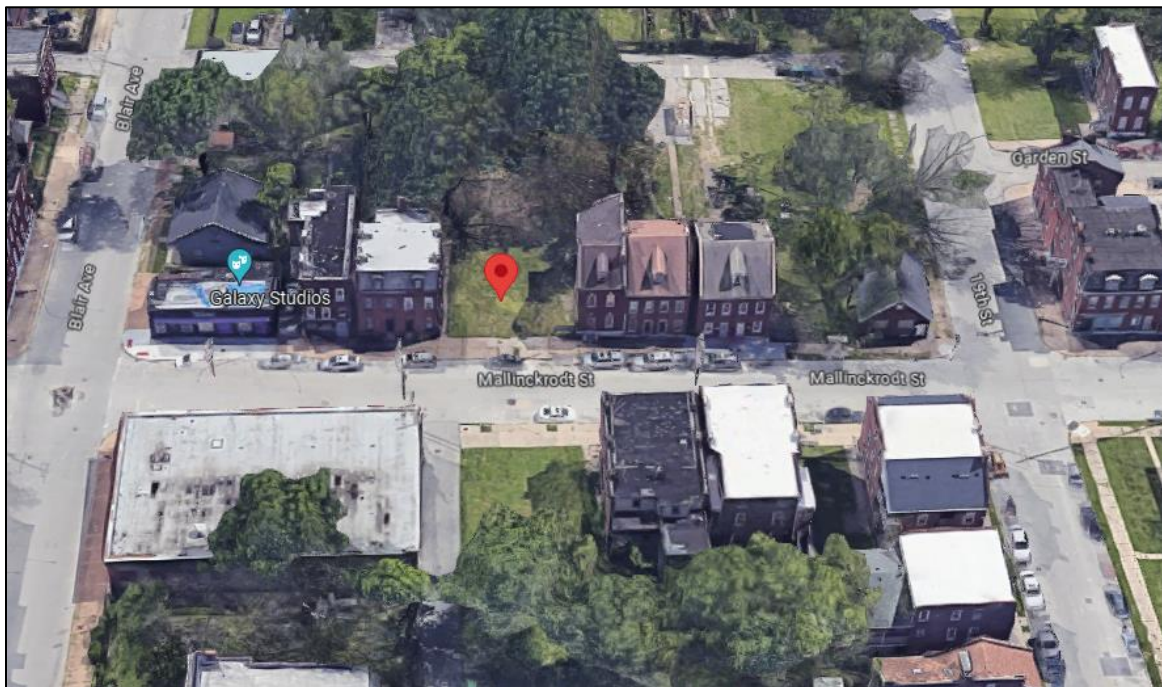
PROPOSED FRONT FAÇADE



PROPOSED EAST FAÇADE (WEST FAÇADE SIMILAR)



PROPOSED REAR FACADE



BIRD'S-EYE VIEW OF SITE



CONTEXT LOOKING WEST



CONTEXT LOOKING EAST



OTHER BUILDINGS ON THE BLOCK



B.

DATE: November 20, 2023
 ADDRESS: 3900 Holly Hills Boulevard
 ITEM: Construct vehicle gates at five entrances to Carondelet Park
 JURISDICTION: City Park
 NEIGHBORHOOD: Carondelet Park
 WARD: 1
 OWNER: City of St. Louis
 STAFF: Jan Cameron



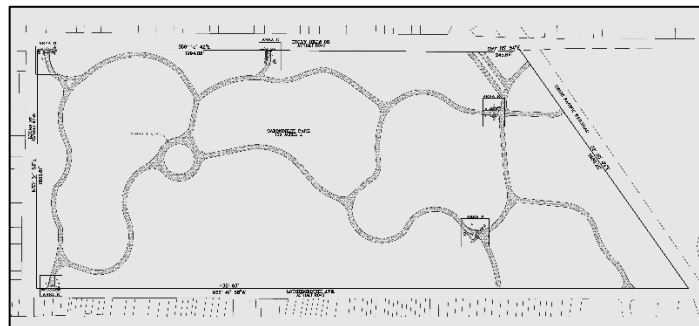
AERIAL VIEW OF PARK SHOWING LOCATIONS OF PROPOSED GATES

THE PROJECT:

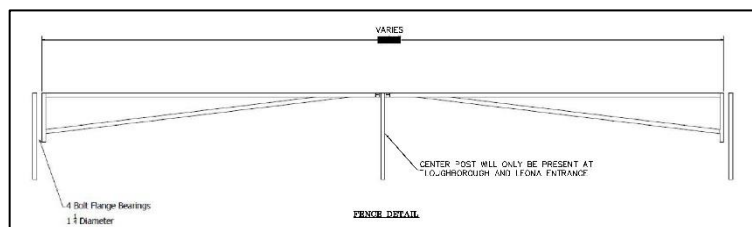
Install vehicle gates at five intersections in Carondelet Park.

STAFF RECOMMENDATION:

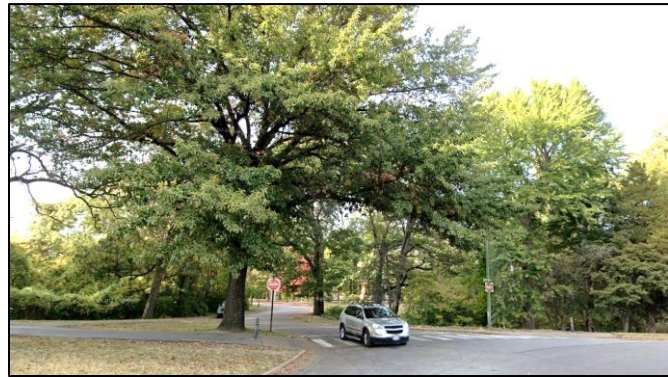
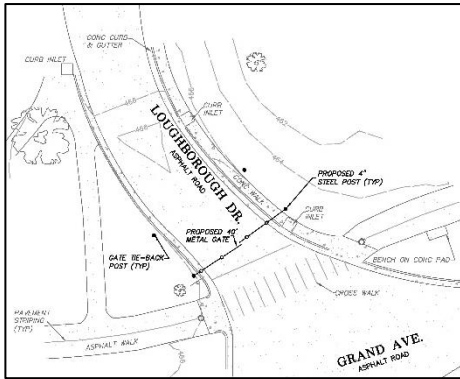
Staff proposes the Preservation Board recommend to the Board of Public Service the approval of the permit for the proposed gates, pursuant to ordinance 64689, Section 51, as codified at 24.24.010 of the Revised Code of the City of St. Louis.



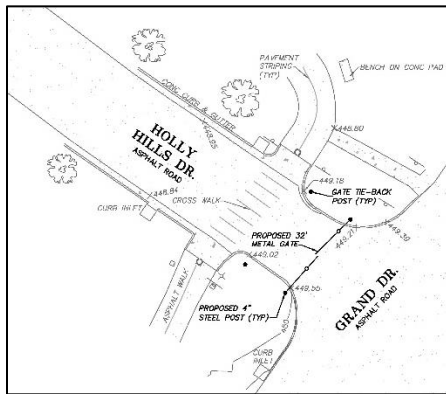
PARTIAL PLAN OF PARK



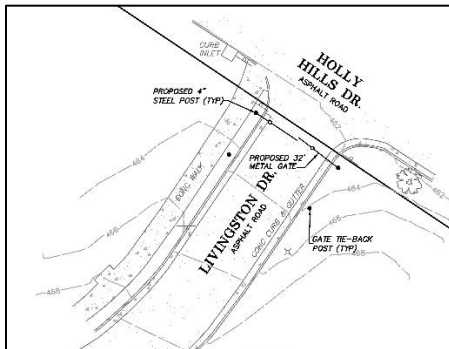
PROPOSED GATE DESIGN



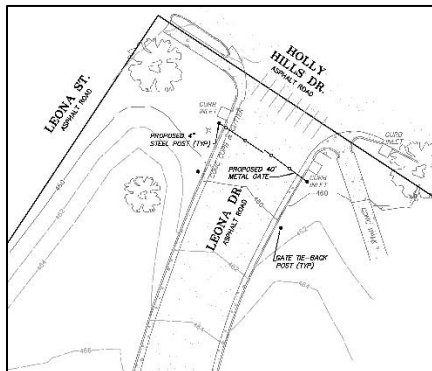
LOUGHBOROUGH & GRAND DRIVE



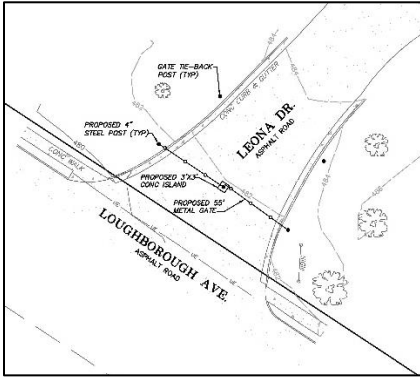
HOLLY HILLS DRIVE & GRAND DRIVE



HOLLY HILLS DRIVE & LIVINGSTON DRIVE



HOLLY HILLS DRIVE & LEONA DRIVE

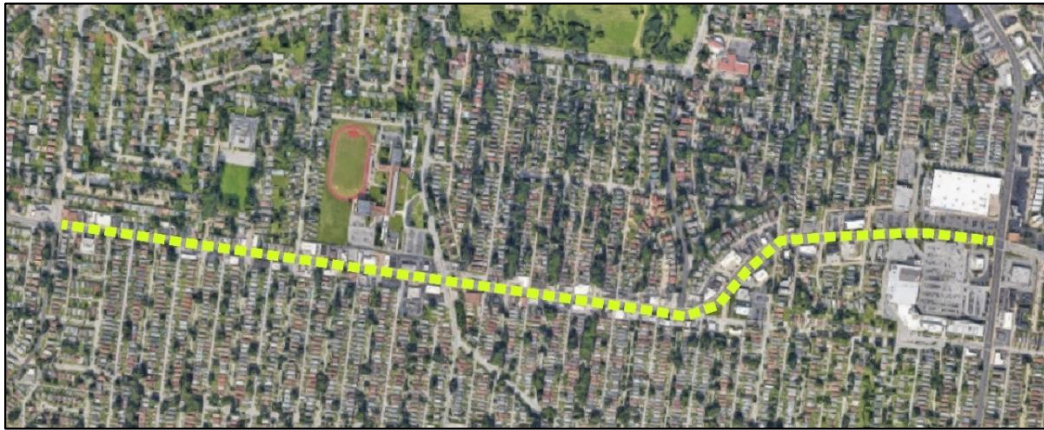


LOUGHBOROUGH AVENUE & LEONA DRIVE



C.

DATE: November 20, 2023
ADDRESS: 6000 Chippewa Street
ITEM: Install 30" x 60" aluminum banners on light poles at intersections on both sides of Hampton Avenue from Chippewa to Loughborough
JURISDICTION: Encroachments
NEIGHBORHOOD: St. Louis Hills, Southampton, Princeton Heights
WARD: 2
OWNER: City of St. Louis
STAFF: Jan Cameron



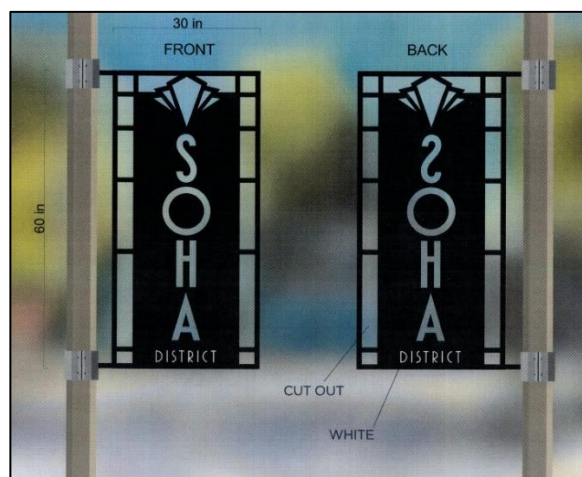
AERIAL VIEW OF HAMPTON AVENUE SHOWING ROUTE OF PROPOSED SIGNS (NORTH IS AT LEFT)

THE PROJECT:

Install thirty metal signs on existing light standards along Hampton Avenue, from Chippewa Street south to Loughborough Avenue.

STAFF RECOMMENDATION:

Staff proposes the Preservation Board recommend to the Board of Public Service the approval of the permit for the proposed signs, pursuant to ordinance 64689, Section 51, as codified at 24.24.010 of the Revised Code of the City of St. Louis.



RENDERING OF PROPOSED SIGNS



CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
TISHAURA O. JONES, MAYOR

D.

DATE: November 20, 2023
ADDRESS: 2326 Russell Boulevard
ITEM: Appeal of Director's Denial to construct non-compliant carport
JURISDICTION: McKinley Heights Local Historic District; McKinley Fox National Register District
NEIGHBORHOOD: McKinley Heights
WARD: 8
OWNER: Dionda Gatling
APPELLANT: Hardcastle Construction, Danny Hardcastle
STAFF: Bob Bettis



2326 RUSSELL BLVD.



STAFF RECOMMENDATION:

That the Preservation Board uphold the Director's Denial of the application as the proposed artificial stone cladding on the garage-port is not compliant with the McKinley Heights Local Historic District Design Guidelines.

THE PROJECT

2326 Russell Boulevard is located in the McKinley Heights Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over the construction of garage-ports. The Cultural Resources Office received a report in October of 2023 regarding the construction on a garage-port constructed without a permit. The owner was contacted and the contractor subsequently applied for a building permit. Since the design included the use of an artificial stone veneer, it was explained to the owner that CRO staff could not approve the permit. The owner stated that she wanted to utilize stone on the garage-port to match the primary material on her house. That application was denied, and the owner has appealed.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, the McKinley Heights Historic District Ordinance

ARTICLE 3: NEW BUILDINGS IN RESIDENTIAL DEVELOPMENT AREAS

303 Garages and Carports in New Construction

1) Garages and Carports are not regulated except as follows:

- a. Garages and carports shall be set within 10' of the alley line.

Complies

- b. Vehicular access shall be from the alley.

Complies

- c. Garage doors shall be parallel to, and face, the alley.

Complies

- d. Construction requirements per form:

- i. Garages shall be sided with 4" cover siding of wood, vinyl or finished aluminum, 4" beaded tongue and groove siding, brick or brick veneer. Unfinished siding is prohibited.

Does not comply. The proposed garage-port is clad in an artificial stone veneer.

- 2) Garage and Carport roof shall be set forth in section 201.

Complies. The roof has a front gable configuration.

- 3) The mass and scale of garages and carports shall be appropriate for their use and shall not visually dominate the main building.

Complies. The garage-port is not visible from any public street and is not visually dominate.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new garages in the McKinley Heights Historic District Standards led to these preliminary findings.

- 2326 Russell Blvd. is located in the McKinley Heights Local Historic District.
- The owner began construction of the garage-port without a building permit.

- The proposed cladding for the garage-port is artificial stone which is not an allowable exterior material per the McKinley Heights Local Historic District Standards.
- The McKinley Heights Neighborhood Association has not formally commented on the project.

Based on the preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial as the use of artificial stone cladding on a garage-port does not comply with the McKinley Heights Historic District Standards.



2326 RUSSELL – FRONT FACADE



CURRENT SITE CONDITION



DETAIL OF ARTIFICIAL STONE VENEER CLADDING ON ALLEY FACING SIDE OF GARAGE-PORT



CONTEXT WEST



CONTEXT EAST



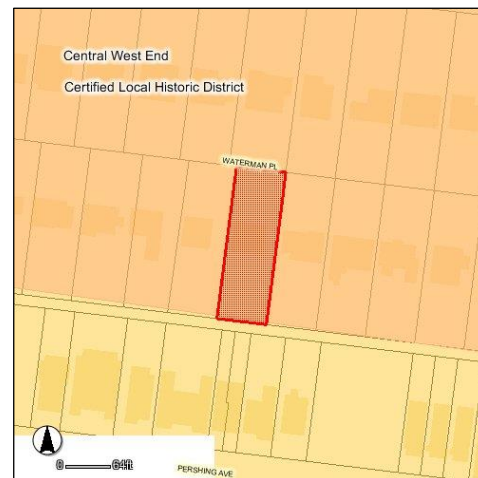
CITY OF ST. LOUIS
**PLANNING & URBAN
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CULTURAL RESOURCES OFFICE
TISHAURA O. JONES, MAYOR

E.

DATE: November 20, 2023
ADDRESS: 50 Waterman Place
ITEM: Appeal of Director's Denial to replace 2-story side deck
JURISDICTION: Central West End Certified Local Historic District; Waterman Place-Kingsbury Place-Washington Terrace National Register District
NEIGHBORHOOD: DeBaliviere Place
WARD: 10
OWNER: Joseph & Andrea Blaylock
APPELLANT: Agape Construction, Tracy Winters
STAFF: Andrea Gagen



4397 WESTMINSTER PLACE



RECOMMENDATION:

That the Preservation Board uphold the Director's Denial as the porch does not comply with the Central West End Local Historic District Standards.

THE PROJECT:

The project is in the Central West End Certified Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over exterior alterations. The Cultural Resources Office received a permit application to replace the existing second story side balcony and construct a porch structure beneath it at the first story. While there was originally also a first story balcony, there was not a column supporting either of them. The existing second story handrail is not being replicated, although it would be similar in design. An 8" concrete footing would be visible beneath the new porch and the new decking would be composite decking. Because the original configuration of the porch/balcony and the handrail are not being replicated, the project does not comply with the Central West End Certified Local Historic District Standards. The Director denied the permit application and the applicant has appealed. The matter is now being brought to the Preservation Board.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Central West End Certified Local Historic District:

3) Porches and Balconies

Porches, verandas and balconies are considered to be character-defining features on building in the historic district, and careful attention should be paid to their maintenance and/or restoration. Original or historic porches, verandas and balconies, including their component elements such as columns, pilasters, handrails, balusters, pediments, cornices, steps, etc., shall be preserved through in-kind repair and maintenance when visible. Photographic evidence will be provided of the deteriorated condition of an original or historic porch, veranda, or balcony or any of its component elements to justify replacement. The replacement element shall replicate the originals in size, dimensions, proportion, profile, shape, geometric pattern, color and, in the case of column shafts, taper or entasis. Replicas shall be made of the same materials as the historic porch or porch component. In rare instances when a persuasive argument is presented, a compatible substitute material may be considered. In the case of non-structural ornamental detail situated at or above cornice-level, replicated elements may be fabricated of a substitute material, for example, cast stone or molded fiberglass, that exactly replicates the details and dimensions of the original. If an original or historic porch, veranda or balcony, or any constituent element thereof, has/have been removed, these may be replicated when evidence, (e.g., an historic drawing or photograph) is available to document what was previously there.

Does not comply. The proposed porch does not replicate the existing balcony and original lower balcony as a support column has been added. The existing handrail is not being replicated and the proposed decking would be composite. There would also be an 8-inch concrete footing visible from the street.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Central West End Certified Local Historic District standards and the specific criteria for roofs led to these preliminary findings:

- 50 Waterman Place is located in the Central West End Certified Local Historic District.
- The proposed porch would replace an existing second story balcony.
- The proposed porch would not replicate the original configuration of the balconies.
- The proposed handrail would not replicate the existing handrail; the decking would be composite; and an 8-inch concrete footing would be visible from the street.
- There has been no comment from the Alderman, or the Central West End Neighborhood Association.

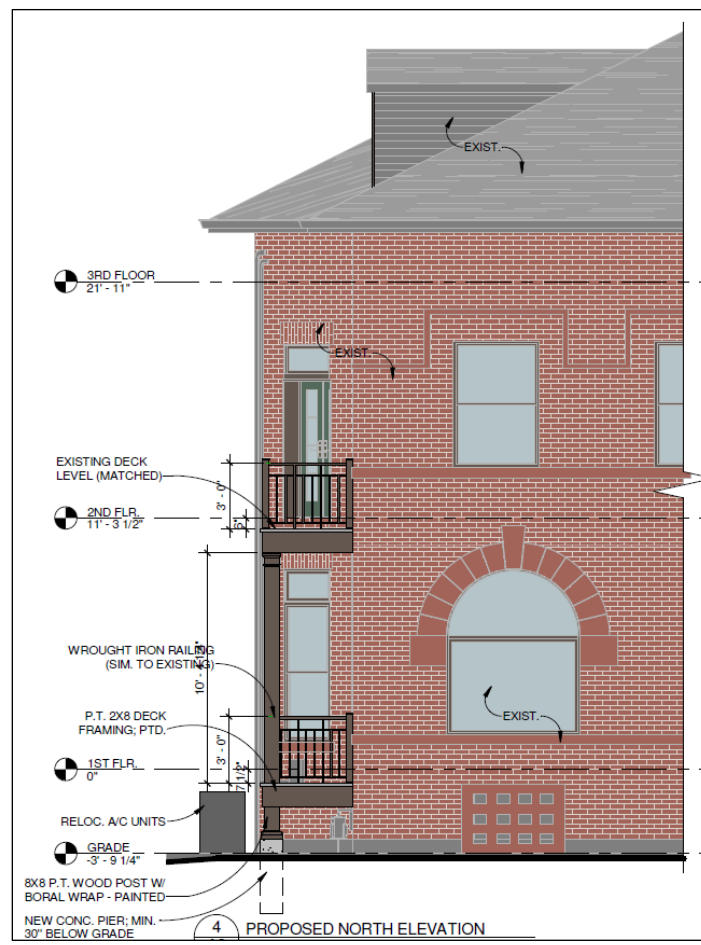
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial as the proposed porch does not comply with the Central West End Certified Local Historic District Standards.



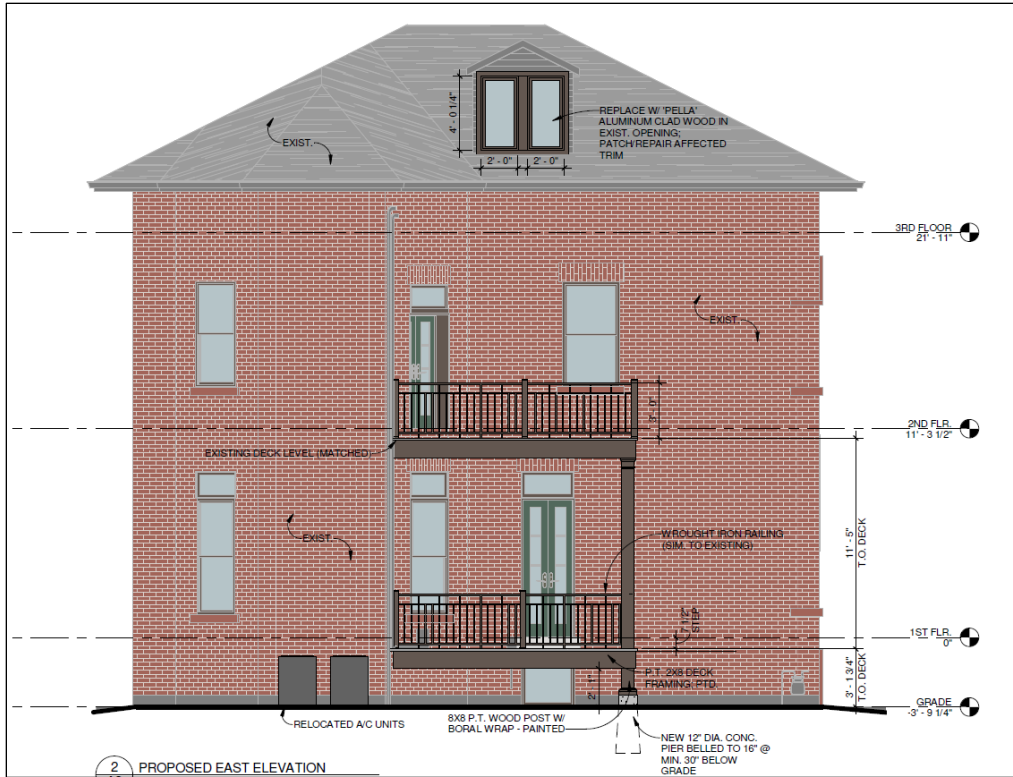
EXISTING BALCONY AT SIDE OF HOUSE



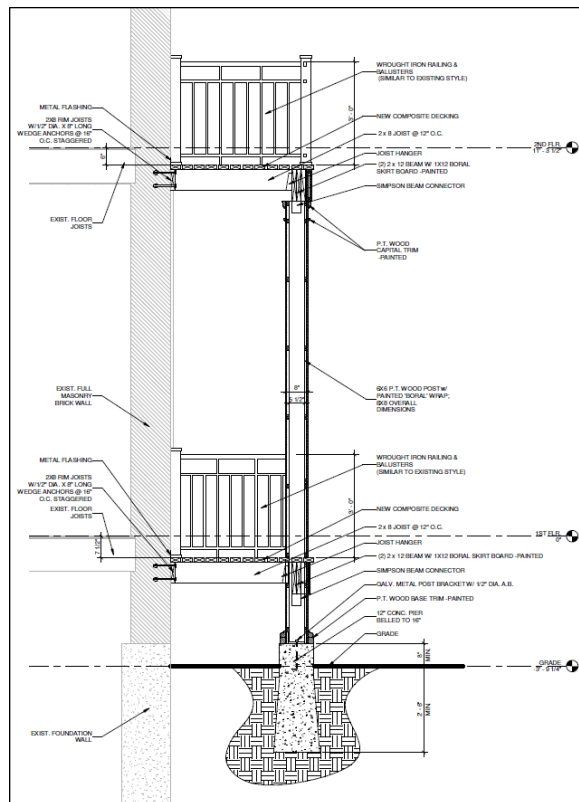
CURRENT CONDITION OF EXISTING BALCONY



PROPOSED SIDE PORCH



PROPOSED SIDE PORCH – SIDE ELEVATION



SECTION DRAWING OF PROPOSED SIDE PORCH



CITY OF ST. LOUIS
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F.

DATE: November 20, 2023
ADDRESS: 2715 Missouri Avenue
ITEM: Appeal of Director's Denial to install a horizontal fence
JURISDICTION: Benton Park Local Historic District; Benton Park National Register District
NEIGHBORHOOD: Benton Park
WARD: 8
OWNER: Wendy Watson & Ronald Robinson
APPELLANT: Ross Fence & Deck, Jason Ross
STAFF: Bob Bettis



2715 MISSOURI AVENUE



RECOMMENDATION:

That the Preservation Board uphold the Director's Denial as the horizontal board fence does not comply with the Benton Park Local Historic District Standards.

THE PROJECT:

The project is in the Benton Park Local Historic District where the Cultural Resources Office & Preservation Board has jurisdiction over fencing. The Cultural Resources Office received a report regarding the construction of an unpermitted fence on October 20, 2023 at the subject property. A Stop Work Order issued and the contractor promptly contacted our office for instructions. On October 30th, 2023 the Cultural Resources Office received the building permit application to install a 6-foot horizontal wood fence at the side and rear of the property to replace an existing vertical wood fence. Horizontal wood fences are not permitted under the Benton Park Local Historic District Standards. The Cultural Resources Office denied the permit application and the owner has appealed.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Local Historic District:

403.2 High Fences

1. High fences are taller than 48" but less than 72" in height when measured from the ground. Comment: Fences higher than 72" are prohibited by City Building Codes.
2. High fences are restricted to the following locations:
 1. At or behind the building line of a Public Facade.
 2. Private or Semi-Public Facades.
3. High fences shall be one of the following types:
 1. Boards placed vertically, if the structure of the fences will not be visible from the Public Facade.
 2. Lattice of one consistent design, either placed at a 45 or 90 degree angle. The lattice shall be completely within a frame constructed of posts and rails.
 3. Wrought or cast iron.
 4. Stone or brick pillars in combination with one of the above when based on a Model Example.
 5. A reconstructed fence based on a Model Example.

**Does not comply. The proposed fence has horizontal boards instead of vertical.
No Model Example has been submitted for the fence design.**

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Benton Park Local Historic District standards and the specific criteria for privacy fences led to these preliminary findings:

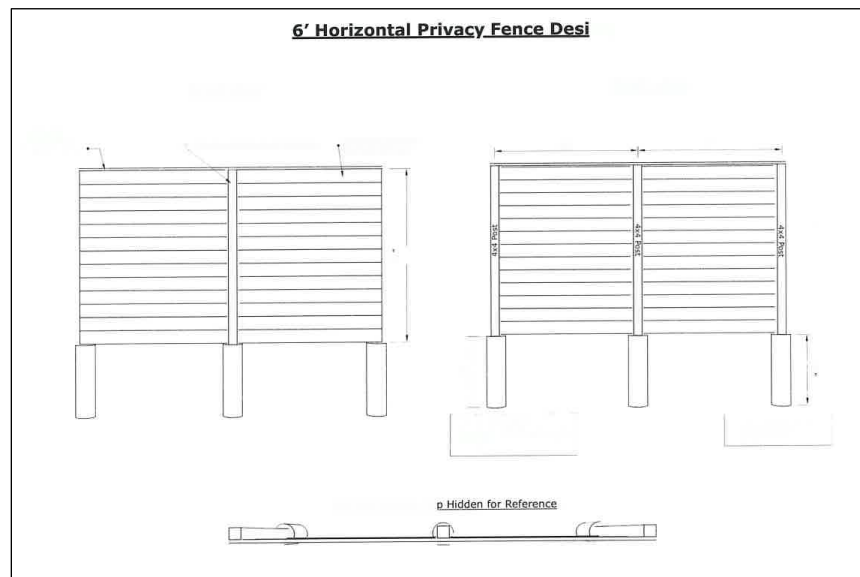
- 2715 Missouri Avenue is located in the Benton Park Local Historic District.
- The project started without building permits.
- The proposed horizontal wood privacy fence does not comply with the Benton Park Historic District Standards.

- The Benton Park Neighborhood Review Group is in support of the applicant's project as submitted.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial as the fence as it does not comply with the Benton Park Local Historic District Standards.



PROVIDED SITE PLAN – AREA OF WORK NOTED



PROPOSED HORIZONTAL FENCE DESIGN



PREVIOUS CONDITION



CURRENT CONDITION LOOKING SOUTHWEST